

Minutes of Board of Public Works
Special Meeting
Tuesday, April 5, 2022
5:00 p.m. Council Chambers, City Hall
With Zoom Access

Members Present: Mayor, Jeffrey Caggiano
Council Member, Sebastian Panioto
Council Member, Cheryl Thibeault
Commissioner, Michael Dumas
Commissioner, David Hartley
Commissioner, Frank Stawski

Staff Present: Raymond A. Rogozinski, Director of Public Works
Roger Rousseau, Purchasing Agent
Nancy Levesque, City Engineer

Absent: Council Member, Jolene Lusitani

Call to Order:

Mayor Caggiano called the meeting to order at 5:00 p.m.

1. Concerns & Petitions from the Public:

None.

2. City Hall Renovation/Addition: Presentation and Preliminary Review/Update of Guaranteed Maximum Price(GMP) and Building Trade Bids:

Frank Tomcak, Project Executive, Downes Construction Company, reported to date the budget is 1.9 million dollars below the original projections. The scope review process is wrapping up. Allowances still to be addressed include: GPR scanning, possible ground contamination remediation, and lead remediation.

Council Member Thibeault questioned the integrity of a low bid contractor.

Purchasing Agent Rousseau, clarified the Downes Construction Company directly holds contracts for subcontractors, if issues arose it would be Downes's liability. He also remarked the company in question is under new management since previously reported issues from years ago.

Thomas Arcari, P.A., QA+M Architecture, 195 Scott Swamp Road, Farmington spoke to the impact of removing labor agreements in generating a significant cost saving, in part by increasing bid competition. He reporting receiving roughly equal submissions from of union and non-union bidders.

3. City Renovation: Review and Determination of Bid Alternates and Options and to Take Any Action Necessary:

Bid alternate No. 1: Replace existing polycarbonate panels at connector bridge was discussed.

Purchasing Agent Rousseau, confirmed existing panels in the connector bridge are polycarbonate, not glass.

Motion: made by Commissioner Hartley and seconded, to approve alternate No. 1 to: replace existing polycarbonate panels at the connector bridge, providing new straight and radiused polycarbonate panels in existing aluminum framing system. All in favor, motion passed.

Bid alternate No. 2: All scope of work at the maintenance garage

Purchasing Agent Rousseau, confirmed the construction affiliate of the Downes Construction Company would be unique and separate from staff and management employed in the role of construction management. He relayed he didn't not have reservations regarding a conflict of interest and provided examples when similar arrangements had been beneficial with previous projects.

Motion: made by Commissioner Hartley and seconded, to approve alternate No. 2 to: grant all scope of work at the maintenance garage including but not limited to new roofing, exterior painting, new overhead doors, new windows and new storefront assemblies, as per plans, contingent upon the construction team and related management being entirely separate from construction management staff. All in favor, motion passed.

Bid alternate No. 3: Install new stand pipes in existing stairwells

Motion: made by Commissioner Dumas and seconded, to approve alternate No. 3 to: provide new standpipes as shown on drawings within the existing stairwells in the event that the existing standpipes indicated to remain are deemed insufficient and cannot provide the required water pressure. All in favor, motion passed.

Thomas Arcari, P.A., QA+M Architecture, 195 Scott Swamp Road, Farmington, presented potential savings of \$177,000 if the City approved a combination bid for plumbing and HVAC line items from Ferguson, over the current low bid.

Motion: made by Commissioner Hartley and seconded, to approve the City to exercise a combined plumbing/HVAC. All in favor, motion passed.

4. City Hall Renovations – Review of Project Schedule

No action items.

5. Adjournment

Motion: made by Commissioner Stawski and seconded, to adjourn. Motion passed.

Meeting adjourned at 5:45 p.m.

This meeting was recorded.

Respectfully submitted,

Raymond A. Rogozinski, P.E.
Director of Public Works